

LEASE AGREEMENT

This agreement made: **23rd December 2025**

Rental Period: **1st January 2026 to 31st December 2026**

BETWEEN

MSELEM NASSOR of P.O.Box 405 Katavi region, in Mpanda- CBD district (herein called "the lessor") of the part;

AND

RAHA REFRESHMENTS LIMITED of P O Box 404 Katavi region, in Mpanda – CBD district (herein called "the tenant") of the other part;

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

IN CONSIDERATION of rent and the tenant's covenants herein after reserved and contained the lessor hereby grants and tenant accepts to lease the premises situated at **Mpanda – CBD district, Makanyago ward in Mpadeco street**

At monthly rent of **TSH 5,000,000, Payable 6 months in advance.**

Terms of the lease agreement.

1. Term of lease: The lease agreement is for the term of one year effective: 1 January 2026.
2. The lessor bears the entire responsibility for paying to the relevant tax authorities, any and all taxes due on the property. Withholding tax will be payable by the tenant and this amount will be deducted from the rent payable. The tenant shall be responsible to pay stamp duty as required by the law.
3. The tenant hereby covenants with the lessor as follows:
 - III. To pay during tenancy the reserved rent and further and additional payments hereinafter mentioned at the time and in manner herein provided without deductions whatsoever.
 - IV. Utilities: to pay all charges for electricity consumed or used in the leased premises.
 - V. Maintenance and repair: at all times to keep the interior of the leased premises and the appurtenances thereof including the doors, windows and other glass fixtures, fittings, waste water, drains and other pipes and sanitary and water apparatus therein and the painting and decoration thereof in good, clean and substantial repair and condition with normal wear and tear being acceptable.

- VI. Not without the prior written consent of the lessor to erect any other structure, pipe or partition wire of post upon the leased premises nor to make or suffer any waster spoil or destruction in or upon the leased premises or injure suffer and injure any of the roofs, walls, timber, wires, pipes, drain appurtenances, fixtures/fittings, thereof and to report in writing to the lessor any wants of reparation of the structure and external parts of the leased premises PROVIDED ALWAYS THAT the tenant shall subject to prior consent of the lessor having been obtained be permitted to erect or install such alterations or implement in or addition to the leased premises as may be necessary or convenient for the tenant but all such alteration improvements and additions shall not be removed prior to or at the termination or expiry of the tenancy, unless otherwise agreed with the lessor and tenant.
 - I. Tenant may make alterations internally or make any other improvements with the prior written consent of the lessor. However, any changes shall require prior municipality approval, if applicable, and any costs for such shall be to the account of the tenant.
 - II. All alterations, changes and improvements built, constructed or placed on or around the premises by the tenant, with the exception of fixtures which is properly removable without damage to the property, shall, unless otherwise provided by written agreement between lessor and tenant, be the property of lessor and remain to the expiration or earlier termination of this agreement.
- VII. Not to assign underlet or otherwise part with or share possession of the demised premises or any part thereof without the lessor's written consent which shall not unreasonably be withheld.
- VIII. Dangerous Materials: Not to keep in the premises explosives, poison, toxic and any combustible substance.
- IX. To yield up the leased premises with the fixtures and fittings at the expiration of the term in the same condition as was received at the time of occupation, along with all furniture and fittings as listed in schedule A and locks and keys, with fair wear and tear being accepted.
- X. Right of inspection: to permit the lessor and her agents, surveyors and other authorized persons at all reasonable times of the day upon written notice to enter the premises for the purpose of carrying out repairs to the building for which the lessor may be liable or which the lessor may consider to be desirable or necessary or to view the state and condition thereof.
- XI. To pay stamp duty.

- XII. To pay for services charged at the agreed monthly rate to cater for water, electricity, security, cleaning
- XIII. Fuel costs for generator will have to be shared amongst the tenants on pro rata basis
- XIV. Not to assign, sublet or part with the possession of the premises or any part thereof without the written consent of the lessee.
- XV. To pay the rent at the agreed upon timeframes.
- XVI. To fully pay for any and all outstanding utilities bills before leaving the premises
- XVII. The tenancy may be terminated by either party by giving one month's notice in advance in writing. In any case, rent paid including advance rent is non-refundable.

IN WITNESS WHEREOF the parties have set their respective hand hereinto this day:

SEALED with the common seal of the said LESSOR and **DELIVERED** in the presence of us this day 24/12/25

Name: Mselem Nassor
 Signature: [Signature]
 Postal Address: 23, Sumbawanga
 Qualification: Proprietor

MSELEM NASSOR
 BOX 23
 SUNBAWANGA

LANDLORD

SIGNED AND DELIVERED by the said tenant this day 24/12/25

Name: SALAH MIELEM NASSOR
 Signature: [Signature]
 Postal Address: P.O. BOX 23
 Qualification: Director

RAHA REFRESHMENTS LTD
 Po Box 50108
 Mpanda, Katavi

TENANT

WITNESS

Name: James Lubus
 Signature: [Signature]
 Qualification: NOTARILY PUBLIC
 Stamp: [Signature]

